



**Planning Commission
Meeting Agenda
November 5, 2024
Bentonville City Hall
Tech Review: 4:00 PM
Public Hearing: 5:00 PM**

Registration Link: <https://us06web.zoom.us/j/85179935163>

I. Call to Order

II. Approval of Minutes

- | | |
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| 1. October 29th Meeting Minutes | Approval of Meeting Minutes |
|--|------------------------------------|

III. Consent Agenda

- | | |
|--|-----------------------------------|
| 1. Lots 5 & 6 of RSB Subdivision
5500 Southwest Gunstock Road (LS24-0037) | Lot Split |
| 2. Lots 1-3, 8th St. Gateway Park Subdivision
Southwest 8th Street (PLA24-0022) | Property Line Adjustment |
| 3. Lots 1 & 2 of Thaden South Addition
1000 Benton Street (PLA24-0023) | Lot Split |
| 4. Lot 32, Block 1, Crabtree Addition
810 Northwest B Street (PLA24-0024) | Property Line Adjustment |
| 5. McKissic Springs West
4800 South Vaughn Road (PP23-0007) | Preliminary Plat Extension |
| 6. Osage Hills Phase 3 Final Plat
Southwest Adams Road and Southwest Anglin Road (FP24-0009) | Final Plat |
| 7. Parc Flex Space
5900 Southwest Regional Airport Boulevard (LSD24-0038) | Large Scale Development |

IV. New Business

Advertised Public Hearings

- | | |
|--|--------------------------------|
| 1. Woodlands Crossing Temp Storage Shed Extension
3203 Southwest Sandalwood Avenue (CU20-0029)
<i>Extension of long term temporary use.</i> | Conditional Use Permit* |
| 2. True Self Recovery | Conditional Use Permit* |

1006 Northwest 11th Street ([CU24-0019](#))
Residential facility - rehabilitation.

3. **Walmart Temporary Parking Lot** **Conditional Use Permit***
North Walton Boulevard and Northwest 3rd Street ([CU24-0020](#))
Temporary gravel parking lot.

4. **Adams** **Rezoning***
504 Northwest B Street ([RZ24-0040](#))
Rezoning: R-1, Low Density Single Family Residential to DN-2, Downtown
Neighborhood Medium Density Residential

5. **Opal Park** **Planned Unit Development Amendment***
Southwest Regional Airport Boulevard ([PUD22-0003](#))

V. Other New Business

1. **SW Regional Commercial** **Large Scale Development**
1261 & 1263 Southwest Regional Airport Boulevard ([LSD24-0026](#))
2. **Amazeum Hangout** **Large Scale Development**
1009 Museum Way ([LSD24-0029](#))
Waiver 1: A waiver from Section V, Stormwater Detention, 5.4 Methods of
Detention, 5.4.2 Dry Reservoirs, from the City of Bentonville Stormwater
Management and Drainage Manual
3. **Skyline Printing** **Large Scale Development**
Southeast Village Loop ([LSD24-0037](#))
4. **Gateway Park Phase 3** **Large Scale Development**
5002 Southwest Regional Airport Boulevard ([LSD24-0039](#))
Waiver 1: A Waiver from Sec 1100.21 (i) (3) Roof lines or parapets shall be
varied with a change in height proportional to the building length and height.

VI. Old Business

1. **Canvas Church** **Rezoning***
1106 Northwest 10th Street ([RZ24-0039](#))
Rezoning: R-1, Low-Density Single-Family Residential to C-1, Neighborhood
Commercial
2. **U-Haul SW 14th Street** **Large Scale Development**
Southwest 14th Street, east of Elm Tree Road ([LSD24-0002](#))

VII. Other Business

1. **Cottage Court / DN-2 Discussion** **Informational**

VIII. Adjournment